

21  
5-18-02

36  
5-14-02

Introduction and first reading:	5/14/2002
Public hearing:	5/18/2002
Second reading and enactment:	5/18/2002

### INFORMATION ON PROPOSED ORDINANCE

#### Title

AN ORDINANCE to amend and reordain Sheet No. 16.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 111-119 East Reed Avenue to CRMU-M/Commercial Residential Mixed Use-Medium Zone, subject to a proffer, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0001.

#### Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2002-0001, to rezone the property at 111-119 East Reed Avenue to CRMU-M/Commercial Residential Mixed Use-Medium Zone, subject to a proffer limiting use and development of the property to the Preston Condominium and Townhouse project approved by Development Special Use Permit No. 2002-0001.

#### Sponsor

Department of Planning and Zoning

#### Staff

Eileen P. Fogarty, Director of Planning and Zoning  
Ignacio B. Pessoa, City Attorney

#### Authority

§§ 2.04(w), 9.12, Alexandria City Charter  
§ 11-800, City of Alexandria Zoning Ordinance

#### Estimated Costs of Implementation

None

#### Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

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5-18-02      36  
5-14-02

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE to amend and reordain Sheet No. 16.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 111-119 East Reed Avenue to CRMU-M/Commercial Residential Mixed Use-Medium Zone, subject to a proffer, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0001.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2002-0001, an application has been made to rezone the property at 111-119 East Reed Avenue from RB/Townhouse Zone and CSL/Commercial Service Low Zone to CRMU-M/Commercial Residential Mixed Use-Medium Zone, subject to a proffer;
2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;
3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 16.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

111-119 East Reed Avenue (Zoning Map and Tax Map Parcel Nos. 16.01-03-12, 16.01-03-13, 16.01-03-14 and 16.01-03-15), comprising 50,065 square feet of land, more or less, as shown on the sketch plan entitled "MPA #2002-0001 and REZ #2002-0001," dated April 4, 2002, attached hereto and incorporated fully herein by reference.

FROM: RB/Townhouse Zone and CSL/Commercial Service Low Zone  
TO: CRMU-M/Commercial Residential Mixed Use-Medium Zone

Subject, however, to the following proffer:

The use and development of the property shall be in accordance with Development Special Use Permit No. 2002-0001 as approved by the Alexandria Planning Commission and City Council, and in compliance with the conditions of approval therein stated and all applicable code requirements.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

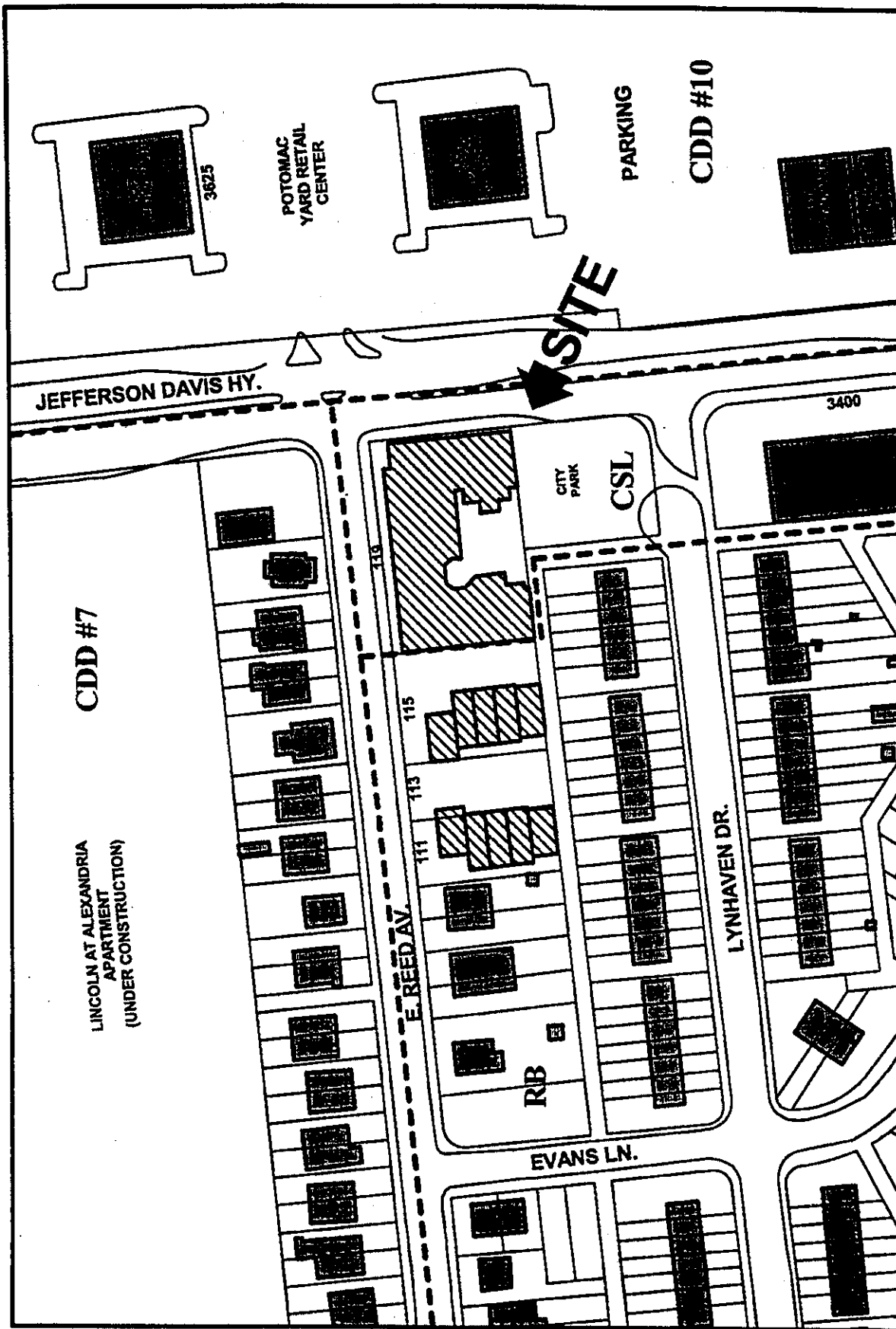
Section 3. That Sheet No. 16.01 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

KERRY J. DONLEY  
Mayor

#### Attachment

Introduction:	5/14/2002
First Reading:	5/14/2002
Publication:	5/16/02
Public Hearing:	5/18/02
Second Reading:	5/18/02
Final Passage:	



04/04/02

MPA #2002-0001  
 REZ #2002-0001



ORDINANCE NO. 4254

AN ORDINANCE to amend and reordain Sheet No. 16.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 111-119 East Reed Avenue to CRMU-M/Commercial Residential Mixed Use-Medium Zone, subject to a proffer, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2002-0001.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2002-0001, an application has been made to rezone the property at 111-119 East Reed Avenue from RB/Townhouse Zone and CSL/Commercial Service Low Zone to CRMU-M/Commercial Residential Mixed Use-Medium Zone, subject to a proffer;
2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;
3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 16.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

111-119 East Reed Avenue (Zoning Map and Tax Map Parcel Nos. 16.01-03-12, 16.01-03-13, 16.01-03-14 and 16.01-03-15), comprising 50,065 square feet of land, more or less, as shown on the sketch plan entitled "MPA #2002-0001 and REZ #2002-0001," dated April 4, 2002, attached hereto and incorporated fully herein by reference.

FROM: RB/Townhouse Zone and CSL/Commercial Service Low Zone  
TO: CRMU-M/Commercial Residential Mixed Use-Medium Zone

Subject, however, to the following proffer:

The use and development of the property shall be in accordance with Development Special Use Permit No. 2002-0001 as approved by the Alexandria Planning Commission and City Council, and in compliance with the conditions of approval therein stated and all applicable code requirements.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

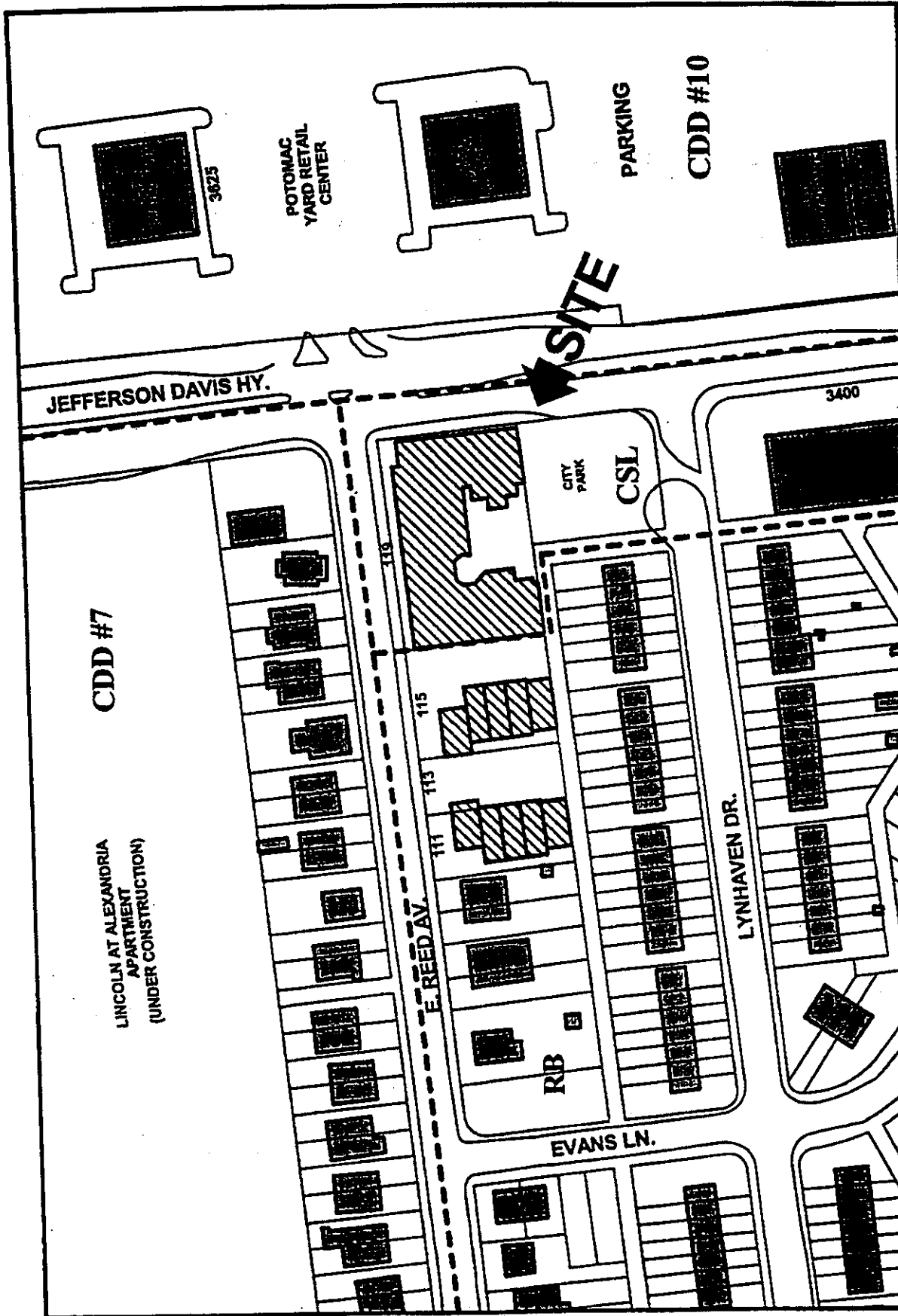
Section 3. That Sheet No. 16.01 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

KERRY J. DONLEY  
Mayor

Attachment

Final Passage: May 18, 2002



04/04/02

MPA #2002-0001  
REZ #2002-0001

